

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**

Via Zoom Meeting, view Meeting here:  
<https://www.youtube.com/CityOfRochesterNY>

**PUBLIC HEARING: 6:00 PM**

Via Zoom Meeting, view Hearing here:  
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Please note that all cases on this Agenda were Held from the March 19, 2020 Zoning Board Agenda which was cancelled as a result of the Emergency Declaration in the City of Rochester.

**Thursday, May 7, 2020****I. Meeting with Staff****II. Public Hearing**

<b>Case:</b>	<b>1</b>
File Number:	V-032-19-20
Case Type:	Area Variance
Address:	55 Rockwood Street
Zoning District:	M-1 Industrial District
Applicant:	Mike Greene, Lamar Advertising
Purpose:	To replace the existing east facing (westbound traffic) conventional advertising sign (billboard) with a larger, digital sign; to increase the size of the west facing (eastbound traffic) conventional sign; and to raise the height of the structure by 13.5 feet, not meeting certain sign requirements.
Code Section:	120-177
Enforcement:	No
SEQR:	Type II [48-5B(14)]
Lead Agency:	N/A
<b>Case:</b>	<b>2</b>
File Number:	V-045-19-20
Case Type:	Area Variance
Address:	725 West Ridge Road
Zoning District:	M-1 Industrial District
Applicant:	Anthony Danielle, Daniele Family Companies
Purpose:	To install three attached signs and one detached sign for a proposed car wash (Royal Car Wash), not meeting certain sign requirements.
Code Section:	120-177
Enforcement:	No
SEQR:	Type II [48-5B(14)]
Lead Agency:	N/A
<b>Case:</b>	<b>3</b>
File Number:	V-047-19-20
Case Type:	Area Variance
Address:	1290 Lake Avenue
Zoning District:	R-3 High-Density Residential District
Applicant:	Suki Cintron, University Preparatory Charter School for Young Men
Purpose:	To legalize the construction of a garage along Maplewood Avenue accessory to an existing school, not the meeting location requirements for detached accessory structures.
Code Section:	120-163
Enforcement:	Yes
SEQR:	Type II [NYCRR 617.5(c)(9)]
Lead Agency:	N/A

**Case:** **4**  
File Number: V-048-19-20  
Case Type: Area Variance  
Address: 72 Hickory Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Shannon Sadik  
Purpose: To legalize the removal of a front porch and the installation of a deck in front of an existing two-family dwelling, not meeting the location requirements for attached accessory structures.  
  
Code Section: 120-163  
Enforcement: Yes  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** **5**  
File Number: V-050-19-20  
Case Type: Area Variance  
Address: 155 Westminster Road  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Erick B. Anderson, Bror Properties  
Purpose: To reconfigure and increase the size of two existing dormers to facilitate the increase in floor area of the third floor dwelling unit, an expansion of a nonconforming use.  
  
Code Section: 120-195  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** **6**  
File Number: V-051-19-20  
Case Type: Area Variance  
Address: 8-14 Mark Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Ahkilah Johnson, True North Rochester Mark Street LLC  
Purpose: To construct an approximate 35,000 square foot addition to an existing school, not meeting certain lot, area, yard, and bulk requirements.  
  
Code Section: 120-11, 120-12  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case:** **7**  
File Number: V-052-19-20  
Case Type: Area Variance  
Address: 562-566, 570, 576-590 Joseph Avenue, 615, 621, 625 Clifford Avenue, 1, 2, 3, 4, 6 Theodore Street (Parcel 1)  
Zoning District: C-1 Neighborhood Center District  
Applicant: Ray Wetherbee, CDS Life Transitions  
Purpose: To construct a five-story, 132,953 square foot mixed-use building not meeting certain lot, area and yard requirements.  
  
Code Section: 120-36  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case: 8**  
File Number: V-053-19-20  
Case Type: Area Variance  
Address: 23, 25, 29, 31, and 35 Maria Street (Parcel 2)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Ray Wetherbee, CDS Life Transitions  
Purpose: To construct one, four-story 26,633 square foot multi-family dwelling and one, three-story 10,743 square foot multi-family dwelling, not meeting certain bulk requirements.  
  
Code Section: 120-21  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case: 9**  
File Number: V-054-19-20  
Case Type: Area Variance  
Address: 14, 16, 18, 20, 24, 26, 30, 34, and 36 Maria Street (Parcel 3)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Ray Wetherbee, CDS Life Transitions  
Purpose: To construct four, three-story 10,743 square foot, multi-family dwellings, not meeting certain bulk requirements.  
  
Code Section: 120-21  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning